

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0033.1A

ZAP DATE: October 15, 2019

SUBDIVISION NAME: Pioneer Hill Apartments Final Plat

AREA: 29.33

LOT(S): 2

OWNER/APPLICANT: F.C. Morse Jr.

AGENT: Gemsong Ryan, Jones and Carter

ADDRESS OF SUBDIVISION: 1420 Dessau Road

GRIDS: M30

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: MF-4

DISTRICT: 1

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: multi-family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Pioneer Hill Apartments Final Plat. The associated preliminary plan was approved by the commission on October 1, 2019. The proposed final plat is composed of 2 lots on 29.33 acres. The plat indicates the extension of Brown Lane slightly into the subdivision and terminating in a cul-de-sac. The plat also proposes a new internal street connecting to the existing Lampton Lane which currently dead ends into this plan on the north side. The site is restricted by zoning to a maximum of 600 units and there is an approved TIA associated with the zoning case. All utilities will be provided by the City of Austin. The developer is responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: Staff recommends approval of the plat. This plat meets all applicable City of Austin LDC requirements.

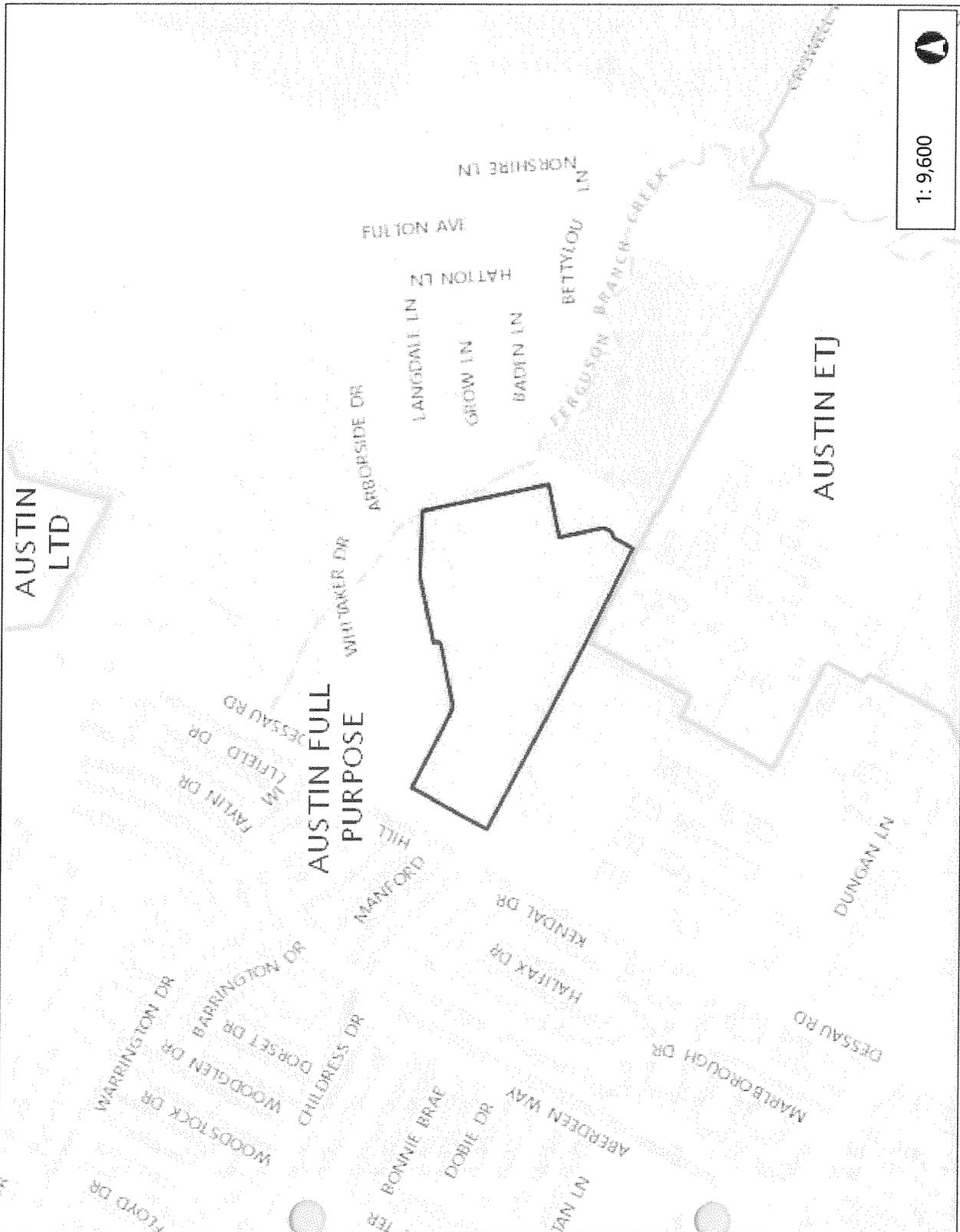
ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman

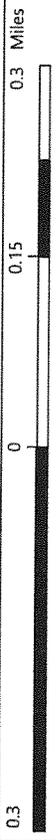
E-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

Property Profile



1:9,600



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

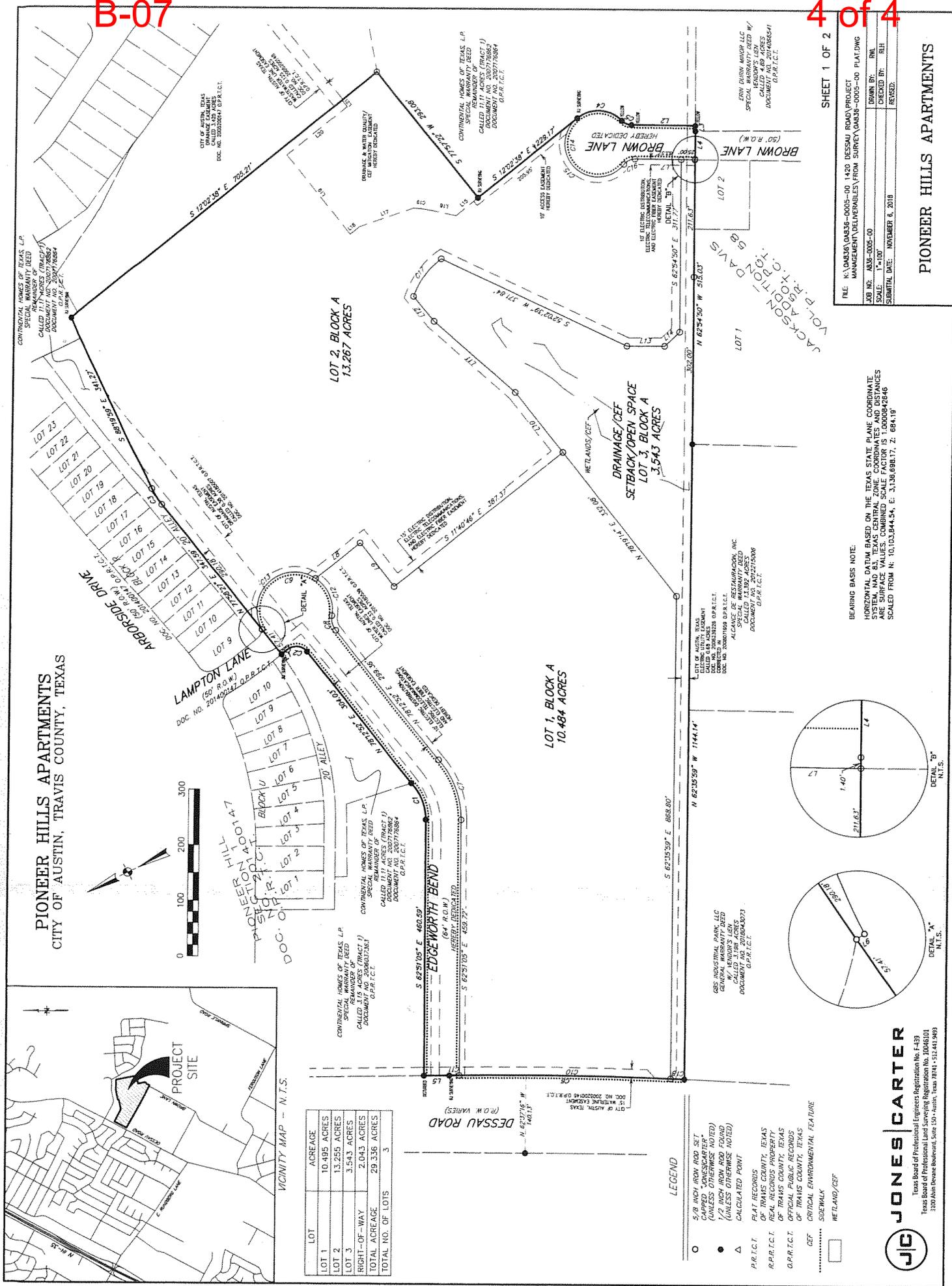
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

Legend

- Jurisdiction**
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Jurisdiction**
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ

Notes



| LOT | ACREAGE | TOTAL NO. OF LOTS |
|-------------------|--------------|-------------------|
| LOT 1 | 10.495 ACRES | 3 |
| LOT 2 | 13.255 ACRES | |
| LOT 3 | 3.543 ACRES | |
| RIGHT-OF-WAY | 2.043 ACRES | |
| TOTAL ACREAGE | 29.336 ACRES | |
| TOTAL NO. OF LOTS | | 3 |

LEGEND

- SUB URVED IRON ROD SET (UNLESS OTHERWISE NOTED)
- 1/2 INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- PLAT RECORDS
- P.P.T.C.T. OF TRAVIS COUNTY, TEXAS
- P.P.T.C.T. OF REAL RECORDS PROPERTY OF TRAVIS COUNTY, TEXAS
- G.P.R.T.C.T. OF TRAVIS COUNTY, TEXAS
- CRITICAL ENVIRONMENTAL FEATURE
- SIZE/MILK
- WETLAND/CEF

JONES CARTER
 Texas Board of Professional Engineers Registration No. F-139
 Texas Board of Professional Land Surveying Registration No. 10046101
 3100 Ash Grove Boulevard, Suite 150 - Austin, Texas 78741 - 512.411.9490

SHEET 1 OF 2

FILE: K:\DAMES\0435-0005-00 1420 DESSAU ROAD\PROJECT MANAGEMENT\DELIVERABLES\FROM SURVEY\0435-0005-00 PLAT.DWG
 DATE: 11/11/2014
 SCALE: 1"=100'
 SUBMITTED DATE: NOVEMBER 6, 2014

BEARING BASIS NOTE:
 HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES IN METERS. COMBINED SCALE FACTOR IS 1.0000042646. SCALED FROM N. 101.925844434, E. 31.136696171, Z. 684.119

PIONEER HILLS APARTMENTS